# 2007 Woodfern Place, Kingsport, TN 37660

**$769,900** · MLS #9997611 · 5 bed / 3.5 bath · brphomes.com/mls/9997611




| 5 | 3.5 | 4,557 | 2004 | 0.61 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 2004
**Lot Acreage:** 0.61
**Fireplaces:** 2
**Above Grade Sq Ft:** 4,557
**Lot Dimensions:** 83.33x200 irr

**City Taxes:** $3,594.45
**County Taxes:** $3,456.44
**Basement Sq Ft:** 0
**Garage Sq Ft:** 806
**Garage Spaces:** 3
**Elementary School:** Jefferson
**Middle School:** Robinson
**High School:** Dobyns Bennett

## Description

This home does currently have a contract contingent on the buyers' home selling and with a 48 hour bump out clause. So we are definitely still entertaining offers. Prepare to fall in love with this exceptional one-owner custom home, perfectly

situated on a level cul-de-sac lot in the prestigious Windridge subdivision. Offering privacy with no homes directly behind or beside the property, this all-brick residence combines timeless craftsmanship with an outstanding location just minutes from downtown Kingsport, Bristol, and Johnson City.

Designed with comfort and functionality in mind, the home features true one-level living with an elegant primary suite and laundry room on the main level, along with an oversized three-car garage and professionally landscaped grounds. The impressive two-story foyer and living room create a grand first impression, while 9-foot ceilings and custom hardwood cabinetry throughout showcase the home's quality construction.

The chef's kitchen is truly the heart of the home, featuring granite countertops, a new cooktop, new dishwasher, double ovens, an eating bar, coffee and wine bar, and not one but two walk-in pantries. Just beyond the kitchen, the inviting year-round sunroom provides the perfect place to relax and enjoy views of the backyard.

The main-level office offers vaulted ceilings, a beautiful Palladian window, and French doors for privacy, making it ideal for working from home or easily serving as an additional bedroom if desired.

The spacious main-level primary suite is a private retreat with abundant bathroom storage, a walk-in shower, jetted soaking tub, and generous closet space. Upstairs, you'll find a second primary suite with an enormous walk-in closet, two additional bedrooms, a full hall bath, a large bonus room, and exceptional storage throughout. New carpet in upstairs bedrooms and bonus room.

Storage is abundant everywhere you look, including a fully encapsulated walk-in crawl space perfect for seasonal items and a hidden storage room tucked beneath the staircase--simply press the door to reveal this unique feature. The laundry room is equally functional with built-in cabinetry and a utility sink.

Additional upgrades include a hardwired security system, an energy-efficient dual gas/electric HVAC system that is less than four years old, and a tankless water heater. Freshly painted throughout.

The outdoor living space is nothing short of spectacular. The rear patio is designed for year-round entertaining and features a large bar, beautiful stone fireplace with gas logs, comfortable seating area, dining space, and abundant charm--creating the perfect setting for hosting family and friends or simply enjoying a peaceful evening at home.

Some indoor and outdoor furniture is negotiable. The refrigerator conveys; however, the ice maker and water dispenser are not operational. Kitchen and main-level primary bedroom curtains do not convey.

All information herein is deemed reliable but is subject to buyer verification.

## Features & Amenities

### INTERIOR

Balcony • Bar • Bonus Room • Carpet Flooring • Central Vacuum • Cooktop • Crawl Opening Attic • Crawl Space Foundation • Dishwasher • Disposal • Double Oven • Double Pane Windows • Drywall Walls • Eat-in Kitchen • Electric Dryer Hookup • Electric Heating • Entrance Foyer • Fireplace Heating • Gas Log Fireplace • Granite Counters • Great Room Fireplace • Hardwood Flooring • Heat Pump • Kitchen Island • Kitchen/Dining Combo • Laundry • Microwave • Natural Gas Heating • Open Floorplan • Outdoor Fireplace • Pantry • Primary Bathroom • Primary Bedroom • Primary Downstairs • Refrigerator • Security System Owned • Smoke Detector(s) • Storage Attic • Storm Door(s) • Sump Pump Basement • Sunroom-Heated • Tile Flooring • Two-Level • Utility Sink • Walk-In Closet(s) • Washer Hookup • Whirlpool • Workshop

### EXTERIOR

Attached • Block Foundation • Brick Exterior • Concrete Driveway • Covered Porch/Patio • Curbs • Driveway • Garage Door Opener • Landscaping • Level Lot • Rear Patio • RV Parking • Shingle Roof • Traditional • Vinyl Siding Exterior

### OTHER

Above Average Condition • Electricity Connected • Fiber Connected • Natural Gas Connected • Public Sewer • Public Water • Sewer Connected • Underground Utilities • Water Connected

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
brphomes.com/mls/9997611